

PROPERTY FORECLOSURES IN MARYLAND SECOND QUARTER 2015



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PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2015

TABLE OF CONTENTS

	<u>PAGE</u>
EXECUTIVE SUMMARY	I
INTRODUCTION.....	Error! Bookmark not defined.
NOTICES OF MORTGAGE LOAN DEFAULT.....	5
NOTICES OF FORECLOSURE SALES	7
LENDER PURCHASES OF FORECLOSED PROPERTIES	9
FORECLOSURE HOT SPOTS	11
SEVERE FORECLOSURE HOT SPOTS	16
VERY HIGH FORECLOSURE HOT SPOTS	18
HIGH FORECLOSURE HOT SPOTS	20

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2015

EXECUTIVE SUMMARY

RealtyTrac second quarter data show that, property foreclosure filings (or events) in the U.S., which includes notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, increased 9.4 percent to 342,929 events from the prior quarter. Compared with year ago levels, foreclosures crept up 8.6 percent (Exhibit 1). The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, increased from 24.0 percent in the previous quarter to 26.0 percent in the current quarter. Nationally, foreclosure activity grew in 36 states including the District of Columbia but fell in the other 15 states from the prior quarter. The top five increases were in North Dakota, Nebraska, Tennessee, Oklahoma and Vermont while the largest declines were in Wyoming, Idaho, Illinois, South Dakota and Alaska. On an annual basis, total foreclosure events increased in 32 states including the District of Columbia but fell in the other 19 states.

In Maryland, second quarter foreclosure activity edged up by 0.8 percent from the preceding quarter to 12,089 events. The increase from the prior quarter can be attributed in part to an uptick in lender purchases caused by lenders taking back inventory that were not sold at auction. On an annual basis, foreclosures increased 6.6 percent (Exhibits 1 and 2). In line with national trend, lender purchases of foreclosed properties increased significantly by 38.1 percent to 3,922 units, rising to its highest second quarter volume on record as investors purchased more distressed homes off the market. Compared with the same period last year, lender purchases grew 37.2 percent – marking the 11th consecutive quarter of double-digit growth rate since the third quarter of 2012.

New foreclosure filings declined 2.8 percent to 5,019 in the second quarter and by 1.6 percent below the same period last year. Foreclosure sales also fell in the second quarter by 10.2 percent to 4,070 properties, as lenders continue to clear out protracted delinquent loans due largely to the judicial process required statewide. On an annual basis, foreclosure sales increased 7.2 percent. Despite the monthly fluctuations, property foreclosure activity in Maryland is expected to trend downward in the coming quarters due to improvements in the greater economy as well as strong housing market indicators such as improved median home prices, homes sales, declining months' supply and fewer number of days properties for sale remain on the market before a contract is signed.

Maryland's foreclosure rate edged up modestly from 50.2 percent foreclosures per 10,000 households in the first quarter to 50.6 percent in the second quarter of 2015. Maryland's ranking remained among the top five states with the highest foreclosure rates nationwide. The State's foreclosure rate was 95.0 percent above the U.S. rate of 26.0 percent in the second quarter.

Among the neighboring states, Delaware's ranking deteriorated from 5th highest in the prior quarter to 7th highest in the current quarter; Pennsylvania's ranking improved from the 4th highest in the previous quarter to 10th highest in the second quarter of 2015; Virginia's ranking improved from 19th highest to 21st highest during the second quarter of 2015.

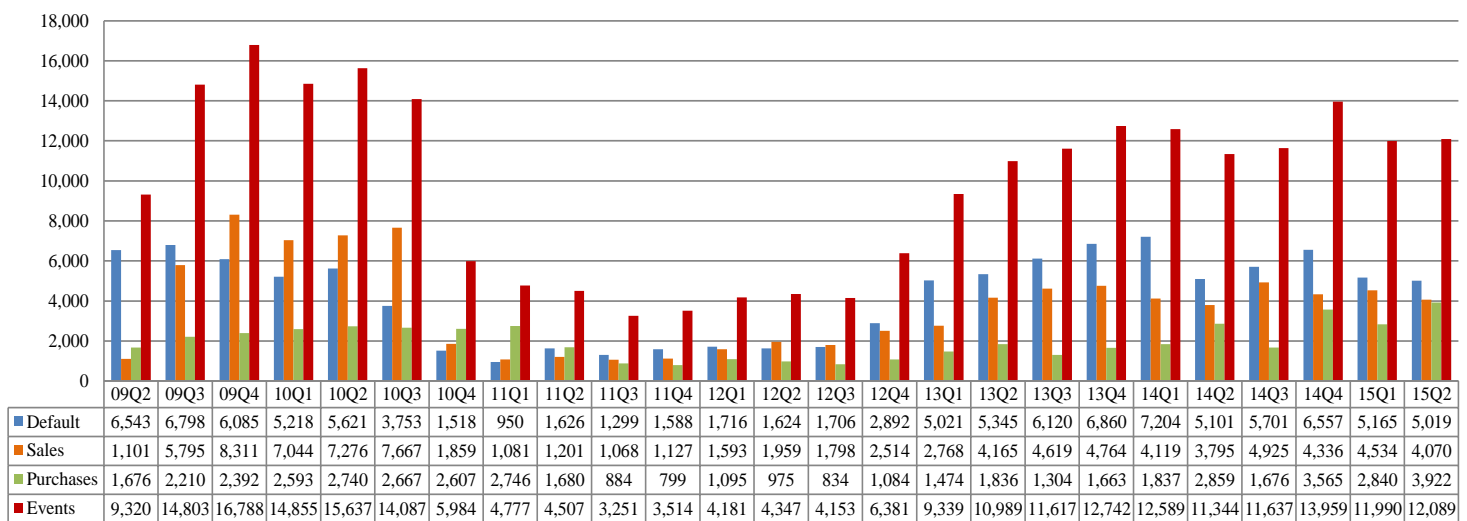
EXHIBIT 1. FORECLOSURES IN MARYLAND AND U.S. SECOND QUARTER 2015

Indicator	Notices of Default	Notices of Sales	Lender Purchases	Properties with Foreclosure Filings*
<i>Maryland</i>				
Number of Events	5,019	4,070	3,922	12,089
Change (Last Quarter)	-2.8%	-10.2%	38.1%	0.8%
Change (Last Year)	-1.6%	7.2%	37.2%	6.6%
<i>U.S.</i>				
Number of Events	98,220	145,015	126,563	342,929
Change (Last Quarter)	0.0%	-3.1%	53.0%	9.4%
Change (Last Year)	-6.0%	1.4%	48.3%	8.6%

* The sum of the three stages of foreclosure may exceed the number of properties. The last column in this table represent the number of unique property foreclosures, hence multiple counting of the events has been eliminated.

Source: RealtyTrac

EXHIBIT 2. STAGES OF FORECLOSURE ACTIVITY IN MARYLAND Q2_2009-Q2_2015



Source: RealtyTrac

PROPERTY FORECLOSURE EVENTS IN MARYLAND SECOND QUARTER 2015

Second quarter RealtyTrac data show that, property foreclosure filings (or events) in the U.S., including notices of default, notices of foreclosure sales and lender purchases of foreclosed properties, increased 9.4 percent to 342,929 events from the prior quarter after falling double-digits in the prior quarter. Compared with the second quarter of 2014, foreclosures were up 8.6 percent above last year. The U.S. foreclosure rate, defined as the number of foreclosures per 10,000 households, inched from 24.0 in the preceding quarter to 26.0 in the second quarter of 2015. Nationally, foreclosure activity grew in 36 states including the District of Columbia but fell in the other 15 states from the prior quarter. The top five increases were in North Dakota, Nebraska, Tennessee, Oklahoma and Vermont while the largest declines were in Wyoming, Idaho, Illinois, South Dakota and Alaska. Compared with the same period last year, total foreclosure events increased in 32 states including the District of Columbia but fell in the 19 states.

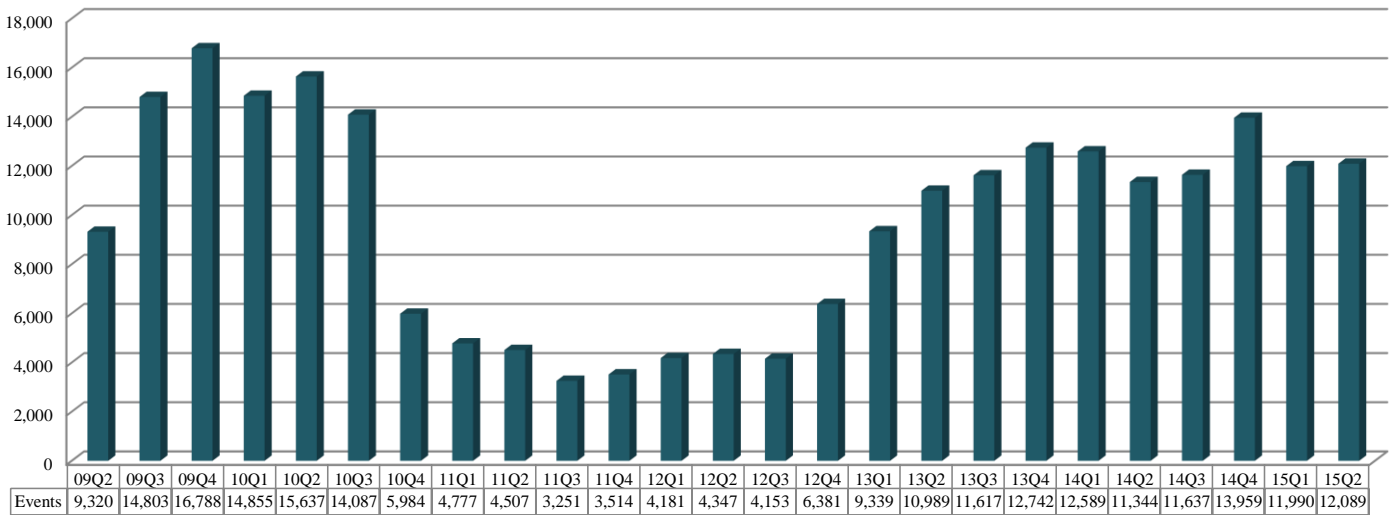
RealtyTrac's methodology reports total number of filings in these stages of foreclosure. As a result, the sum of these stages of foreclosure during a quarter may exceed the actual number of foreclosed properties as properties are moved from one stage of the process to the other during the quarter. To eliminate multiple counting of foreclosure events, total number of foreclosures in this report represents the number of unique properties only.

Total foreclosure activity in Maryland edged up 0.8 percent from the prior quarter to 12,089 events following a double-digit drop in the last quarter (Chart 1, Table 1). The increase from the previous quarter can be attributed largely to significant growth in lender purchases of foreclosed properties that were not sold at auction. On an annual basis, foreclosures also increased 6.6 percent due to a surge in lender purchases of foreclosed homes that have been in the pipeline for a prolonged period.

Notices of default or new foreclosure filings declined 2.8 percent to 5,019 in the second quarter and by 1.6 percent below the same period last year. Foreclosure sales also fell in the second quarter by 10.2 percent to 4,070 properties, as lenders continue to clean out protracted delinquent loans due largely to the judicial process required in Maryland. On an annual basis, foreclosure sales increased 7.2 percent. Lender purchases of foreclosed properties increased pointedly by 38.1 percent to 3,922 units - rising to its highest second quarter volume on record as investors purchased more distressed homes off the market. Compared with the same period last year, lender purchases grew 37.2 – marking the 11th consecutive quarter of double-digit growth rate for lender purchases since the third quarter of 2012.

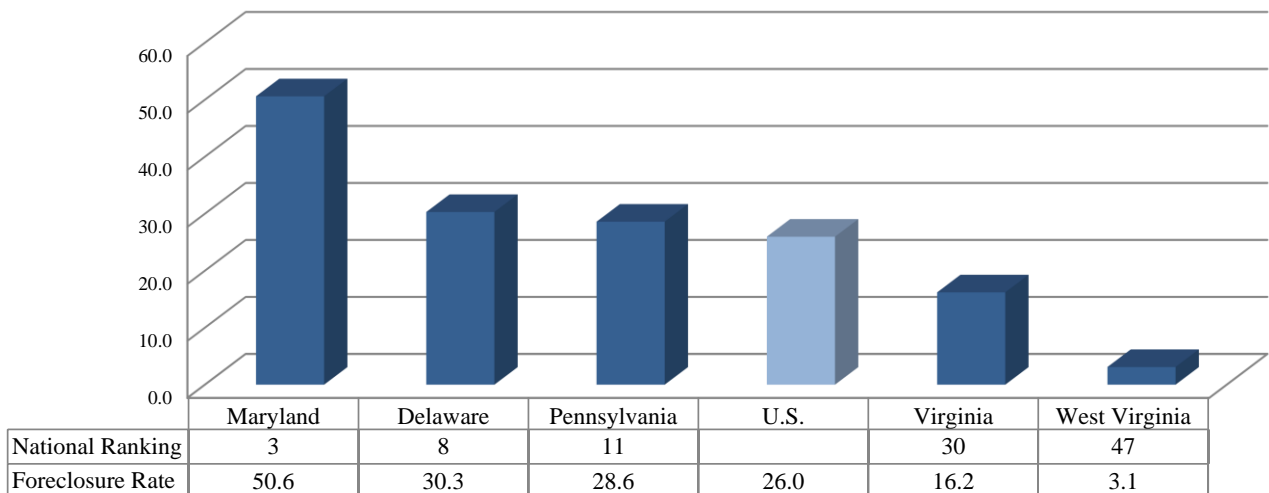
Maryland's foreclosure rate inched up from 50.2 foreclosures per 10,000 households in the first quarter to 50.6 in the second quarter of 2015 as lender purchases continue to grow. Maryland's ranking remained among the top five states with the highest foreclosure rates nationwide. The State's foreclosure rate was 95.0 percent above the U.S. rate of 26.0 in the second quarter of 2015.

CHART 1
TOTAL FORECLOSURE ACTIVITY
SECOND QUARTER 2015



Source: RealtyTrac

CHART 2
FORECLOSURE RATES IN THE REGION: SECOND QUARTER 2015
NUMBER OF FORECLOSURES PER 10,000 HOUSEHOLDS



Source: RealtyTrac

Table 1 shows the second quarter foreclosures events in Maryland's jurisdictions. Prince George's County with 2,293 events had the largest share of foreclosures statewide, accounting for 19.0 percent of the total. Foreclosure activity in that county fell 5.0 percent below the previous quarter but edged up 0.7 percent higher than a year ago. Baltimore City with 2,132 filings had the second largest number of foreclosure events, accounting for 17.6 percent of the total. The City's foreclosures increased 12.6 percent above the previous quarter and by 17.2 percent over the same period last year. Baltimore County with 1,970 foreclosures, or 16.3 percent of the total, had the third highest number of foreclosures in Maryland. Foreclosures in this county grew 9.4 percent above the preceding quarter and by 34.6 percent from year ago levels. Other counties with large foreclosure events include Anne Arundel (1,042 events or 8.6 percent), Montgomery (853 events or 7.1 percent of the total), Harford (486 events or 4.0 percent), Charles (429 events or 3.6 percent), Frederick (362 events or 3.0 percent), Howard (358 events or 3.0 percent) and Washington counties (281 events or 2.3 percent). These ten jurisdictions represented 84.4 percent of all foreclosures events in Maryland.

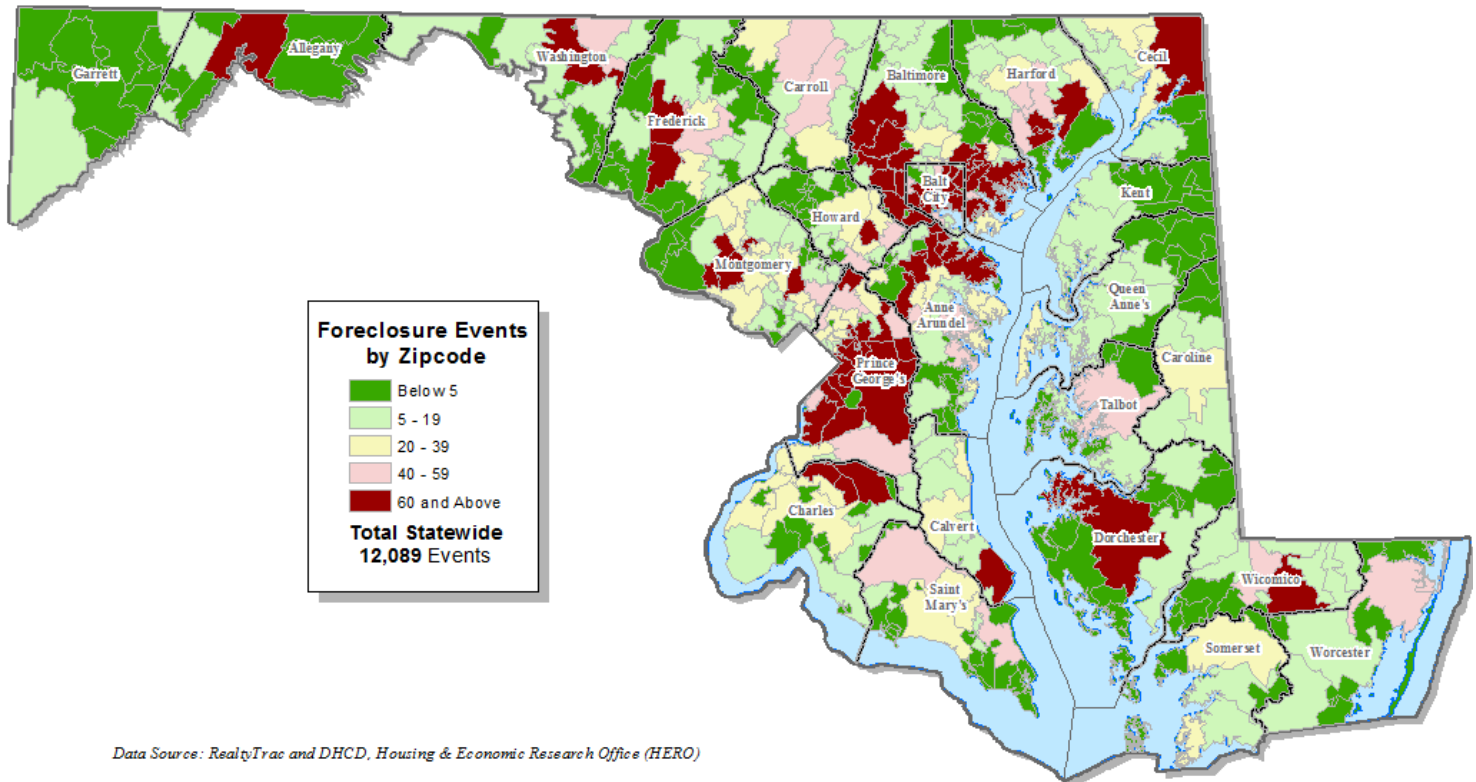
**TABLE 1. PROPERTY FORECLOSURE EVENTS
SECOND QUARTER 2015**

Jurisdiction	Notices of Default	Notices of Sales	Lender Purchases (REO)	Total*			
				Number	County Share	% Change from	
						2015 Q1	2014 Q2
Allegany	45	23	56	118	1.0%	10.4%	8.5%
Anne Arundel	474	392	280	1,042	8.6%	22.9%	-13.1%
Baltimore	868	642	617	1,970	16.3%	9.4%	34.6%
Baltimore City	918	660	735	2,132	17.6%	12.6%	17.2%
Calvert	68	84	86	228	1.9%	1.8%	14.9%
Caroline	29	20	37	80	0.7%	4.5%	-32.8%
Carroll	80	75	71	215	1.8%	-13.5%	1.7%
Cecil	58	61	90	194	1.6%	-11.4%	-7.6%
Charles	182	140	138	429	3.6%	-8.0%	11.5%
Dorchester	32	18	137	180	1.5%	97.3%	111.7%
Frederick	157	108	121	362	3.0%	-27.1%	8.4%
Garrett	17	9	9	34	0.3%	-0.2%	-3.4%
Harford	165	168	174	486	4.0%	-1.4%	9.0%
Howard	169	118	97	358	3.0%	7.3%	19.3%
Kent	11	16	12	36	0.3%	-10.5%	-11.1%
Montgomery	328	387	205	853	7.1%	-19.2%	1.0%
Prince George's	984	856	651	2,293	19.0%	-5.0%	0.7%
Queen Anne's	48	30	28	98	0.8%	-18.1%	-19.1%
Somerset	20	21	29	66	0.5%	33.1%	-15.5%
St. Mary's	89	59	79	219	1.8%	-0.2%	10.2%
Talbot	37	15	19	73	0.6%	9.8%	-20.5%
Washington	119	76	106	281	2.3%	-17.3%	-19.4%
Wicomico	71	56	95	207	1.7%	-6.0%	-12.2%
Worcester	50	39	53	134	1.1%	1.6%	-30.1%
Maryland	5,019	4,070	3,922	12,090	100.0%	0.8%	6.6%

*The sum of the three stages of foreclosure may exceed the total. Total number of foreclosures represents unique properties.

Source: RealtyTrac

**MAP 1: DISTRIBUTION OF PROPERTY FORECLOSURE EVENTS
SECOND QUARTER 2015**



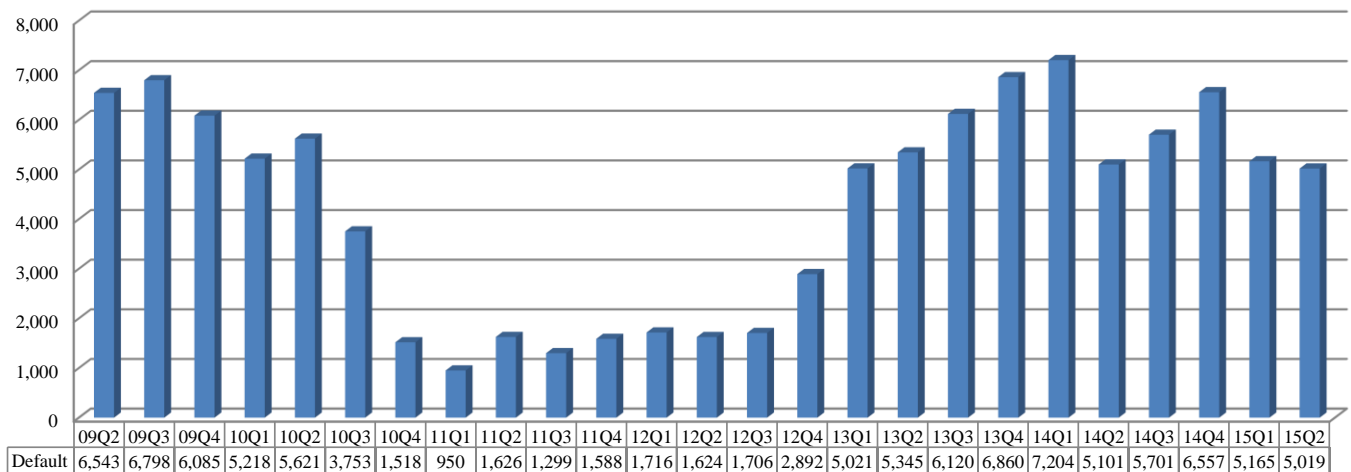
Data Source: RealtyTrac and DHCD, Housing & Economic Research Office (HERO)

NOTICES OF MORTGAGE LOAN DEFAULT

Notices of default (the initial document filed by the lender to start the foreclosure process, also called pre-foreclosure stage) declined 2.8 percent to 5,019 filings in the second quarter, posting the lowest level of new defaults filed since the fourth quarter 2012 (Chart 5). Compared to last year, new foreclosure filings were also down by 1.6 percent, recording the fifth consecutive year-over-year declines in four years (Table 2).

Prince George's County accounted for the largest share of defaults – 19.6 percent of all filings statewide or 984 notices (Table 2). The county's default notices fell by 5.6 percent below the previous quarter and also fell by 2.3 percent below last year. Baltimore City with 918 default notices (18.3 percent of the total) had the second highest number of defaults in Maryland. The County's new defaults increased 2.5 percent above the preceding quarter and significantly by 25.3 percent above last year. Baltimore County with 868 default notices, or 17.3 percent of the total, had the third highest number of notices. The county's default notices declined by 4.8 percent below the previous quarter but grew 29.0 percent higher than last year. Anne Arundel County with 474 default notices, or 9.4 percent of the total, had the fourth highest number of notices. Montgomery County with 328 default notices, or 6.5 percent of the total, had the fifth highest number of notices followed by Charles County with 182 defaults or 3.6 percent of the total, Howard County with 169 notices or 3.4 percent, Harford County with 165 notices or 3.3 percent and Frederick County with 157 notices or 3.1 percent total statewide. Together, these jurisdictions represented 84.6 percent of all default notices issued statewide.

CHART 5
NOTICES OF MORTGAGE LOAN DEFAULT
SECOND QUARTER 2015



Source: RealtyTrac

TABLE 2
NOTICES OF MORTGAGE LOAN DEFAULT
SECOND QUARTER 2015

Jurisdiction	2015 Q2		% Change from	
	Number	% of Total	2015 Q1	2014 Q2
Allegany	45	0.9%	-8.8%	-13.9%
Anne Arundel	474	9.4%	21.9%	-25.6%
Baltimore	868	17.3%	-4.8%	29.0%
Baltimore City	918	18.3%	2.5%	25.3%
Calvert	68	1.4%	-21.2%	4.6%
Caroline	29	0.6%	-19.9%	-48.5%
Carroll	80	1.6%	-15.8%	-17.9%
Cecil	58	1.2%	-23.7%	-34.1%
Charles	182	3.6%	-18.6%	-3.8%
Dorchester	32	0.6%	-22.0%	-17.6%
Frederick	157	3.1%	-23.4%	19.1%
Garrett	17	0.3%	-3.9%	32.5%
Harford	165	3.3%	5.0%	-14.3%
Howard	169	3.4%	24.9%	9.1%
Kent	11	0.2%	-29.1%	-32.2%
Montgomery	328	6.5%	-6.6%	-17.6%
Prince George's	984	19.6%	-5.6%	-2.3%
Queen Anne's	48	1.0%	2.0%	-8.8%
Somerset	20	0.4%	-4.6%	-38.3%
St. Mary's	89	1.8%	15.0%	-11.6%
Talbot	37	0.7%	9.6%	-13.9%
Washington	119	2.4%	-0.7%	-11.6%
Wicomico	71	1.4%	-15.8%	-31.9%
Worcester	50	1.0%	-6.6%	-44.9%
Maryland	5,019	100.0%	-2.8%	-1.6%

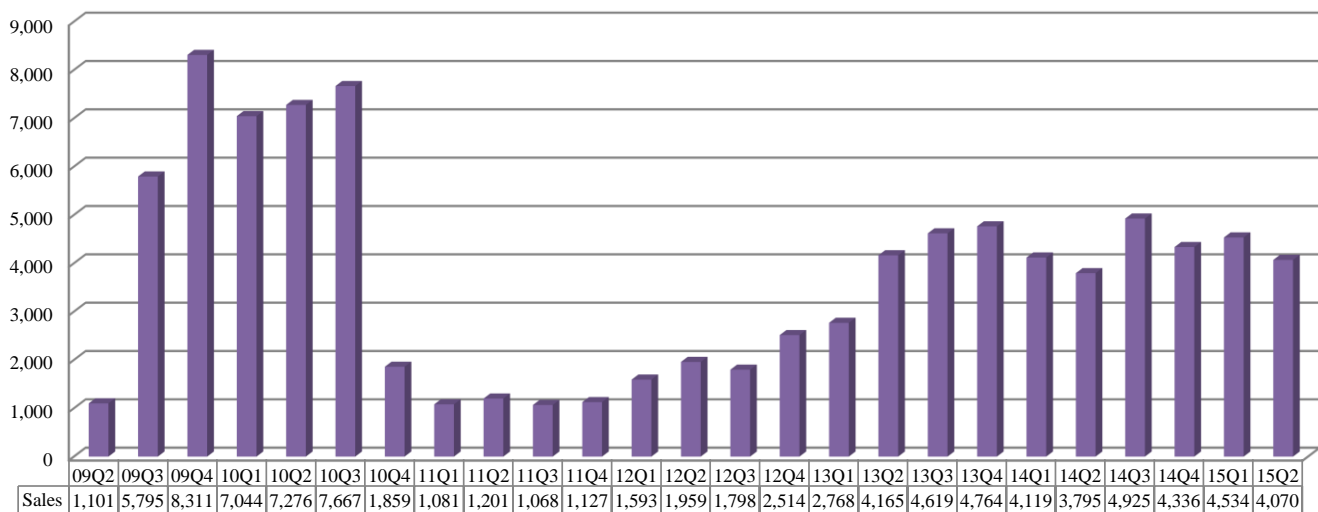
Source: RealtyTrac

NOTICES OF FORECLOSURE SALES

Foreclosure sale or judgment of sales notice (an order signed by a judge authorizing the sale of a property at a public auction) fell 10.2 from the prior quarter to 4,070 filings - its lowest volume since the second quarter of 2014 (Chart 6). Compared with the second quarter 2014, foreclosure sales were up 7.2 percent - the second lowest year-over-year growth rate since the second quarter of 2008.

Foreclosure sales fell 21.6 percent in Prince George's County to 856 notices and were down 3.3 percent below last year. Foreclosure sales in that county accounted for 21.0 percent of all foreclosure sales statewide, the largest share among the State's twenty-four jurisdictions (Table 3). Baltimore City with 660 notices, or 16.2 percent of the total, had the second highest number of foreclosure sales in Maryland. Foreclosure sales in the City declined 8.7 percent from the preceding quarter but inched up moderately by 2.2 percent compared with the same period last year. Baltimore County with 642 notices, or 15.8 percent of the total, had the third highest number of foreclosure sales. Notices of sales in the County inched up 1.0 percent higher than the previous quarter and significantly by 23.3 percent above last year as lenders continue to clear out their inventory of aged delinquencies. Arundel County with 392 notices, or 9.6 percent of the total, had the fourth highest number of foreclosure sales this quarter. Notices of sales in that county grew 21.0 percent above the prior quarter and also rose by 2.6 percent above last year. Other jurisdictions with elevated notices include Montgomery County with 387 notices (9.5 percent) and Harford County with 168 notices (4.1 percent). Together, these jurisdictions accounted for 76.3 percent of all notices of sales issued statewide.

CHART 6
NOTICES OF FORECLOSURE SALES
SECOND QUARTER 2015



Source: RealtyTrac

TABLE 3
NOTICES OF FORECLOSURE SALES
SECOND QUARTER 2015

Jurisdiction	2015 Q2		% Change from	
	Number	% of Total	2015 Q1	2014 Q2
Allegany	23	0.6%	12.5%	-25.5%
Anne Arundel	392	9.6%	21.0%	2.6%
Baltimore	642	15.8%	1.0%	23.3%
Baltimore City	660	16.2%	-8.7%	2.2%
Calvert	84	2.1%	13.4%	65.0%
Caroline	20	0.5%	-9.1%	23.1%
Carroll	75	1.8%	-3.2%	50.0%
Cecil	61	1.5%	-6.2%	-1.6%
Charles	140	3.4%	-5.1%	24.2%
Dorchester	18	0.4%	9.3%	42.6%
Frederick	108	2.7%	-38.7%	7.0%
Garrett	9	0.2%	70.0%	46.6%
Harford	168	4.1%	-4.4%	14.5%
Howard	118	2.9%	-7.9%	17.8%
Kent	16	0.4%	57.6%	26.0%
Montgomery	387	9.5%	-16.9%	17.8%
Prince George's	856	21.0%	-21.6%	-3.3%
Queen Anne's	30	0.7%	-18.5%	-19.4%
Somerset	21	0.5%	39.0%	13.1%
St. Mary's	59	1.4%	-34.7%	114.9%
Talbot	15	0.4%	24.7%	-37.3%
Washington	76	1.9%	-38.4%	-18.8%
Wicomico	56	1.4%	1.5%	-25.7%
Worcester	39	0.9%	-16.3%	-32.7%
Maryland	4,070	100.0%	-10.2%	7.2%

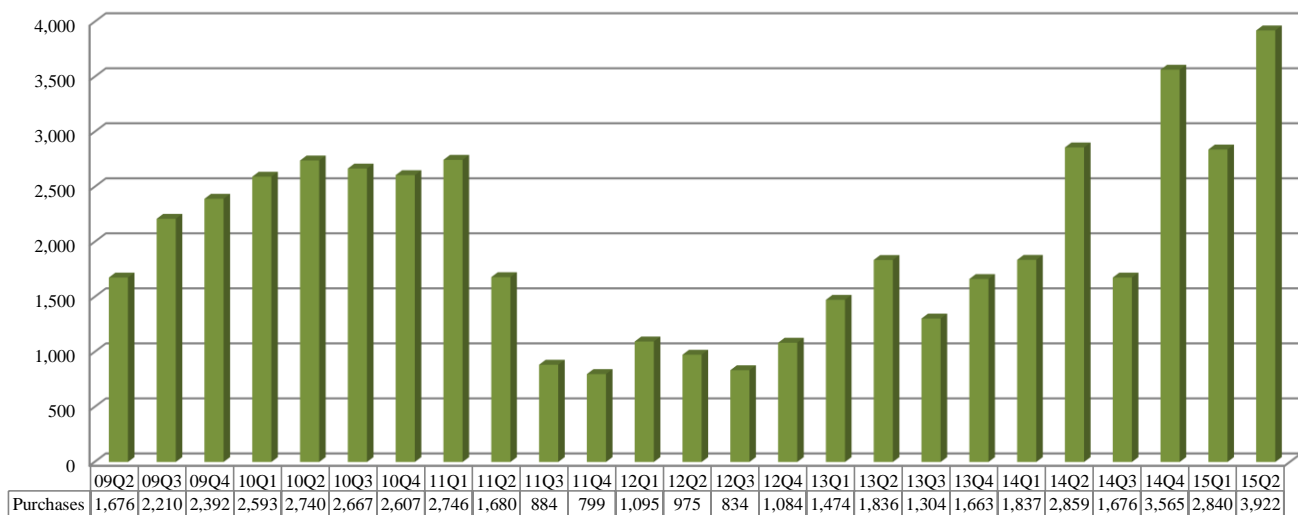
Source: RealtyTrac

LENDER PURCHASES OF FORECLOSED PROPERTIES

Lender purchases of real estate owned by the lender (the final step in foreclosure process that conveys property ownership back to lender) increased 38.1 percent to 3,922 properties in the second quarter. The second quarter volume marks the highest volume of lender purchases on record in Maryland. Compared annually, lender purchases grew 37.2 percent, posting the 11th consecutive quarter of double-digit growth rate.

A total of 735 lender purchases occurred in Baltimore City, representing 18.7 percent of all lender purchases statewide, the largest share (Table 4). The number of lender purchases in the City increased by 87.0 percent over the prior quarter and by 38.1 above the same period last year. Prince George's County with 651 lender purchases (16.6 percent of the total) had the second highest concentration in Maryland. Lender purchases in that county increased by 82.3 percent above last year and was up by 39.9 percent over last year. Baltimore County with 617 lender purchases (15.7 percent of the total) had the third highest concentration in Maryland. Lender purchases in that county increased by 70.1 percent above the previous quarter and by 98.7 percent over when compared with year ago levels. Other jurisdictions that recorded higher lender purchases include Anne Arundel (280 purchases or 7.1 percent) and Montgomery County (205 purchases or 5.2 percent). Together, these jurisdictions represented 63.4 percent of all lender purchases statewide.

CHART 7
LENDER PURCHASES OF FORECLOSED PROPERTIES
SECOND QUARTER 2015



Source: RealtyTrac

TABLE 4
LENDER PURCHASES OF FORECLOSED PROPERTIES
SECOND QUARTER 2015

Jurisdiction	2015 Q2		% Change from	
	Number	% of Total	2015 Q1	2014 Q2
Allegany	56	1.4%	38.2%	81.3%
Anne Arundel	280	7.1%	58.4%	17.8%
Baltimore	617	15.7%	70.1%	98.7%
Baltimore City	735	18.7%	87.0%	38.1%
Calvert	86	2.2%	22.1%	-1.1%
Caroline	37	0.9%	79.8%	-27.3%
Carroll	71	1.8%	-19.1%	-0.6%
Cecil	90	2.3%	7.1%	32.4%
Charles	138	3.5%	10.9%	47.5%
Dorchester	137	3.5%	285.9%	279.1%
Frederick	121	3.1%	-14.1%	11.8%
Garrett	9	0.2%	-21.7%	-50.4%
Harford	174	4.4%	-1.1%	37.3%
Howard	97	2.5%	11.6%	84.5%
Kent	12	0.3%	-30.3%	-10.8%
Montgomery	205	5.2%	-25.4%	38.3%
Prince George's	651	16.6%	82.3%	39.9%
Queen Anne's	28	0.7%	-28.0%	-19.7%
Somerset	29	0.7%	66.1%	2.3%
St. Mary's	79	2.0%	32.6%	4.6%
Talbot	19	0.5%	-26.0%	-28.7%
Washington	106	2.7%	-8.7%	-18.5%
Wicomico	95	2.4%	7.9%	50.9%
Worcester	53	1.3%	52.6%	1.8%
Maryland	3,922	100.0%	38.1%	37.2%

Source: RealtyTrac

FORECLOSURE HOT SPOTS

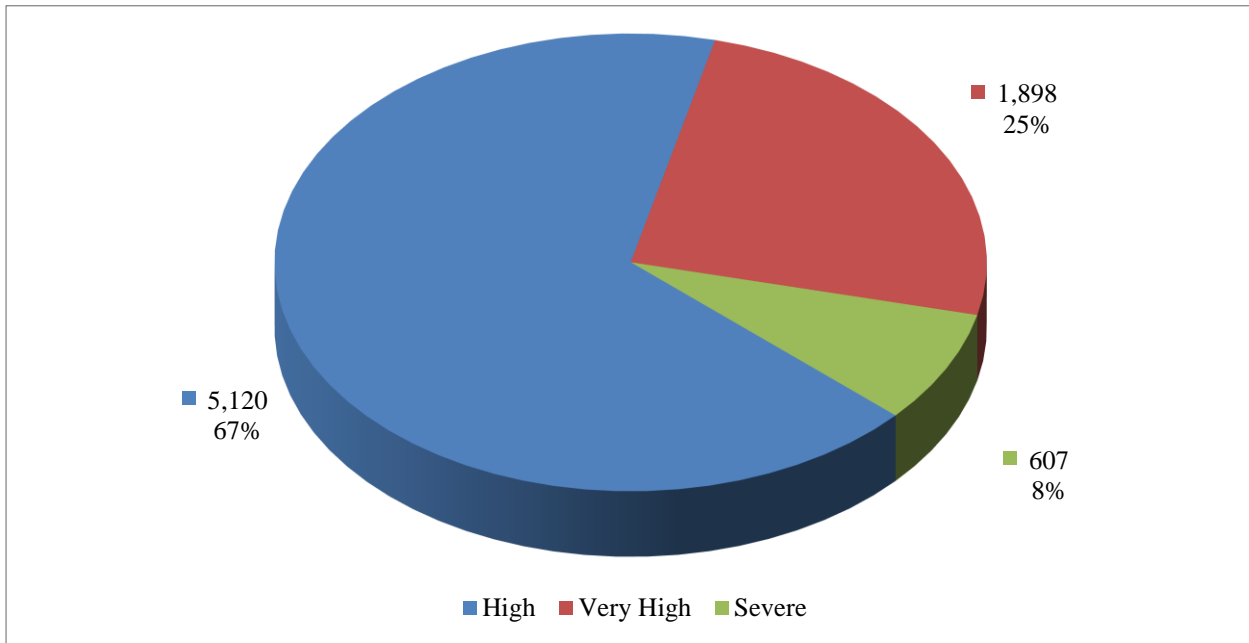
A foreclosure *Hot Spot* is defined as a community that had more than ten foreclosure events in the Second quarter and recorded a foreclosure concentration ratio of greater than 100. The concentration ratio, in turn, is measured by a foreclosure index. The index measures the extent to which a community's foreclosure rate exceeds or falls short of the State average foreclosure rate. For example, the Clifton community in Baltimore City (zip code 21213) recorded a total of 196 foreclosure events in the second quarter, resulting in a foreclosure rate of 39 homeowner households per foreclosure and a corresponding foreclosure index of 313. As a result, the foreclosure concentration in Clifton is 213.2 percent above the state average index of 100. Overall, a total of 7,626 foreclosure events, accounting for 63.1 percent of all foreclosures in the second quarter, occurred in 107 *Hot Spots* communities across Maryland (Tables 5 and 6). These communities recorded an average foreclosure rate of 75 homeowner households per foreclosure and an average foreclosure index of 165. The *Hot Spots* communities are further grouped into three broad categories: "high," "very high," and "severe."

The "high" foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a "high" foreclosure problem recorded a total of 5,120 foreclosures in 81 communities, accounting for 67.1 percent of foreclosures in all *Hot Spots* and 42.4 percent of all foreclosures statewide (Charts 8 and 9). These jurisdictions recorded an average foreclosure rate of 87 and an average foreclosure index of 143.

The "very high" group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a "very high" foreclosure problem recorded 1,898 events in 21 communities, representing 24.9 percent of foreclosures across all *Hot Spots* and 15.7 percent of foreclosures statewide. These communities had an average foreclosure rate of 55 and an average foreclosure index of 224.

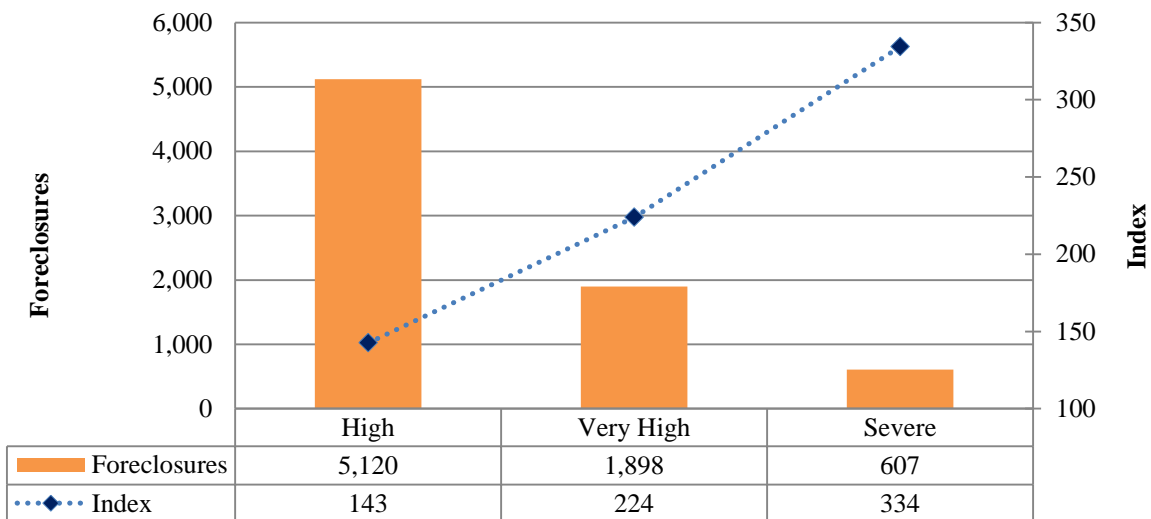
Maryland jurisdictions with a "severe" foreclosure problem reported a total of 607 foreclosures in five communities, accounting for 8.0 percent of all foreclosures in *Hot Spots* communities and 5.0 percent of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 37 and an average foreclosure index of 334.

CHART 8
FORECLOSURE HOT SPOTS
SECOND QUARTER 2015



Source: RealtyTrac and DHCD, Housing and Economic Research Office

CHART 9
FORECLOSURES AND FORECLOSURE INDEX
HOT SPOTS COMMUNITIES
SECOND QUARTER 2015



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 5
CHARACTERISTICS OF FORECLOSURE HOT SPOTS
SECOND QUARTER 2015

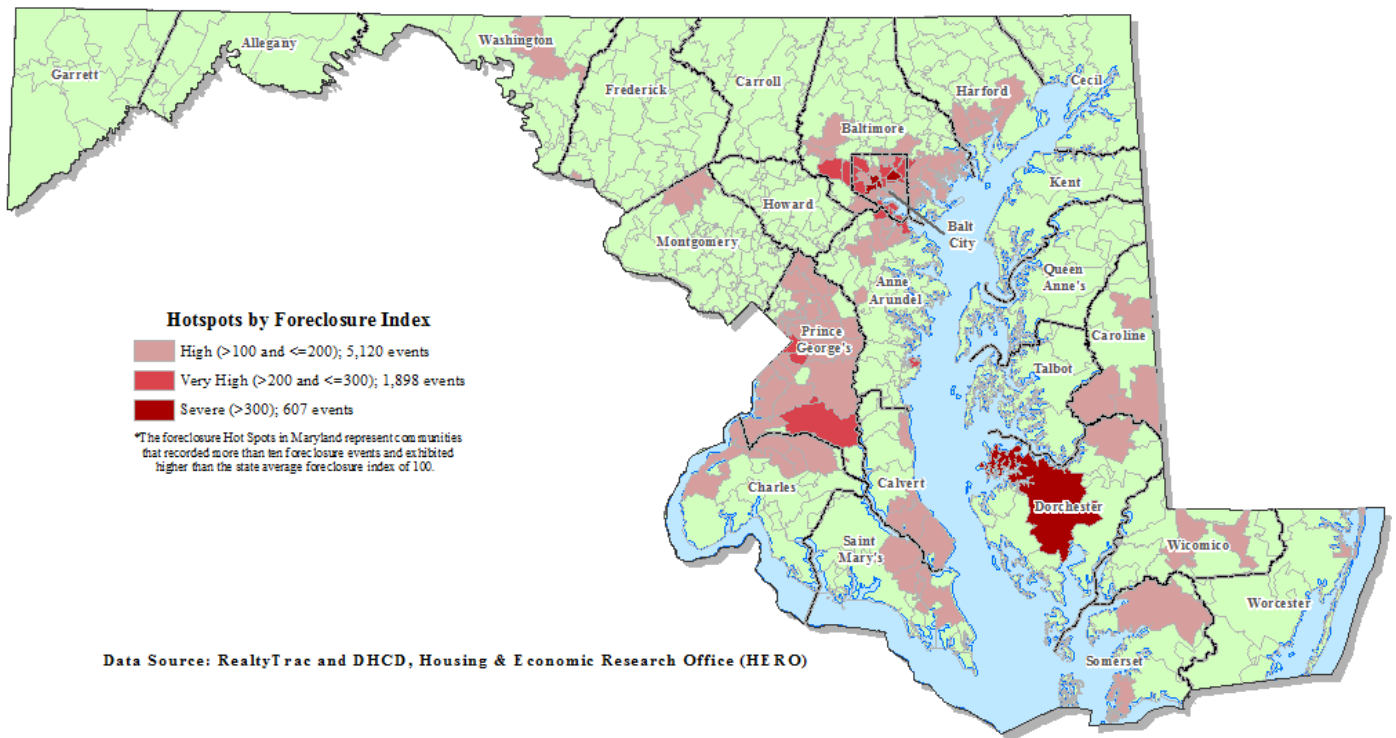
Category	High	Very High	Severe	All <i>Hot Spots</i> Communities
Number of Communities	81	21	5	107
% of <i>Hot Spots</i> Communities	75.7%	19.6%	4.7%	100.0%
% of <i>All</i> Communities	15.6%	4.0%	1.0%	20.6%
Foreclosures	5,120	1,898	607	7,626
% of <i>Hot Spots</i> Communities	67.1%	24.9%	8.0%	100.0%
% of <i>All</i> Communities	42.4%	15.7%	5.0%	63.1%
Average Foreclosure Rate	87	55	37	75
Average Foreclosure Index	143	224	334	165
Number of Households	444,325	104,921	22,458	571,704
% of <i>Hot Spots</i> Communities	77.7%	18.4%	3.9%	100.0%
% of <i>All</i> Communities	29.7%	7.0%	1.5%	38.2%
Source: RealtyTrac and DHCD, Housing and Economic Research Office				

TABLE 6
FORECLOSURE *HOT SPOTS*
SECOND QUARTER 2015

Jurisdiction	Number of Zip Codes	Foreclosures		Rate	Index	Number of Households
		Events	Percent			
Severe						
Baltimore City	4	473	78%	38	330	17,739
Dorchester	1	134	22%	35	351	4,719
Maryland	5	607	100.0%	37	334	22,458
High Foreclosures						
Anne Arundel	3	115	6.1%	56	221	6,464
Baltimore	4	379	20.0%	55	227	20,698
Baltimore City	10	1041	54.8%	54	228	56,350
Prince George's	4	363	19.1%	59	210	21,409
Maryland	21	1,898	100.0%	55	224	104,921
High Foreclosures						
Anne Arundel	5	342	6.7%	101	122	34,632
Baltimore	11	1079	21.1%	90	137	97,057
Baltimore City	9	587	11.5%	78	159	45,641
Calvert	4	150	2.9%	83	148	12,510
Caroline	3	43	0.8%	105	118	4,454
Charles	6	338	6.6%	76	163	25,693
Dorchester	1	18	0.4%	96	130	1,719
Frederick	1	15	0.3%	93	132	1,402
Harford	5	283	5.5%	97	127	27,491
Montgomery	2	56	1.1%	115	108	6,454
Prince George's	23	1744	34.1%	83	149	144,818
Somerset	2	49	1.0%	73	168	3,600
St. Mary's	4	122	2.4%	97	127	11,870
Washington	1	152	3.0%	90	137	13,686
Wicomico	3	84	1.6%	109	113	9,193
Worcester	1	58	1.1%	71	175	4,104
Maryland	81	5,120	100.0%	87	143	444,325

Source: RealtyTrac and DHCD, Housing and Economic Research Office

MAP 2 DISTRIBUTION OF FORECLOSURE *HOT SPOTS* SECOND QUARTER 2015



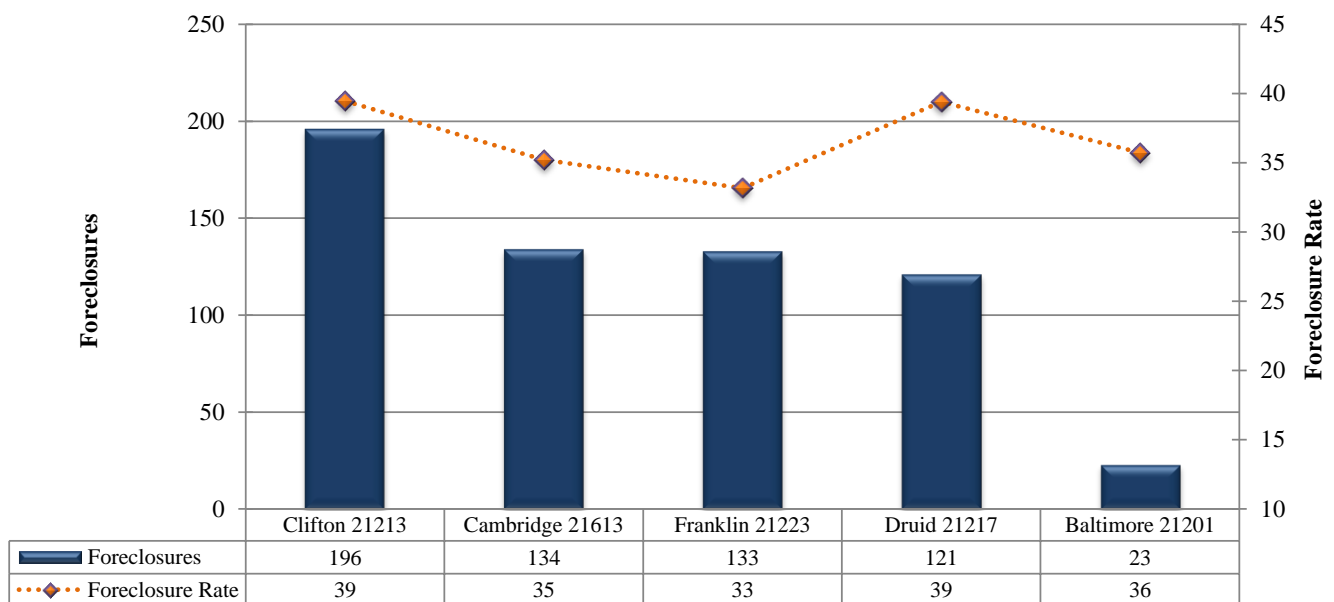
SEVERE FORECLOSURE HOT SPOTS

The “severe” group represents communities in which the foreclosure indices exceeded 300. Maryland jurisdictions with a “severe” foreclosure problem reported a total of 607 foreclosures in five communities, accounting for 8.0 percent of all foreclosures in *Hot Spots* communities and 5.0 percent of all foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 37 and an average foreclosure index of 334.

Property foreclosures in “severe” foreclosure *Hot Spots* were concentrated within five zip codes in Baltimore City and in the 21613 zip code concentration in Dorchester County (Table 7).

The hardest hit community in Maryland during the second quarter of 2015 was the 21223 zip code community in Baltimore City (Chart 10 and Table 8). This community recorded a total of 133 foreclosures, resulting in a foreclosure rate of 33 homeowner households per foreclosure and a corresponding foreclosure index of 373. As a result, the foreclosure concentration in this community was 272.9 percent above the state average.

CHART 10
PROPERTY FORECLOSURES IN
“SEVERE” *HOT SPOTS* JURISDICTIONS
SECOND QUARTER 2015



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 7
SEVERE FORECLOSURE HOT SPOTS
SECOND QUARTER 2015

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Baltimore City	473	78%	38	330	17,739
Dorchester	134	22%	35	351	4,719
Maryland	607	100.0%	37	334	22,458

Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 8
SEVERE FORECLOSURE HOT SPOTS
SECOND QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Baltimore City	21223	Franklin	133	33	373
Baltimore City	21201	Baltimore	23	36	346
Baltimore City	21217	Druid	121	39	314
Baltimore City	21213	Clifton	196	39	313
Dorchester	21613	Cambridge	134	35	351
All Communities			125	42	307

Source: RealtyTrac and DHCD, Housing and Economic Research Office

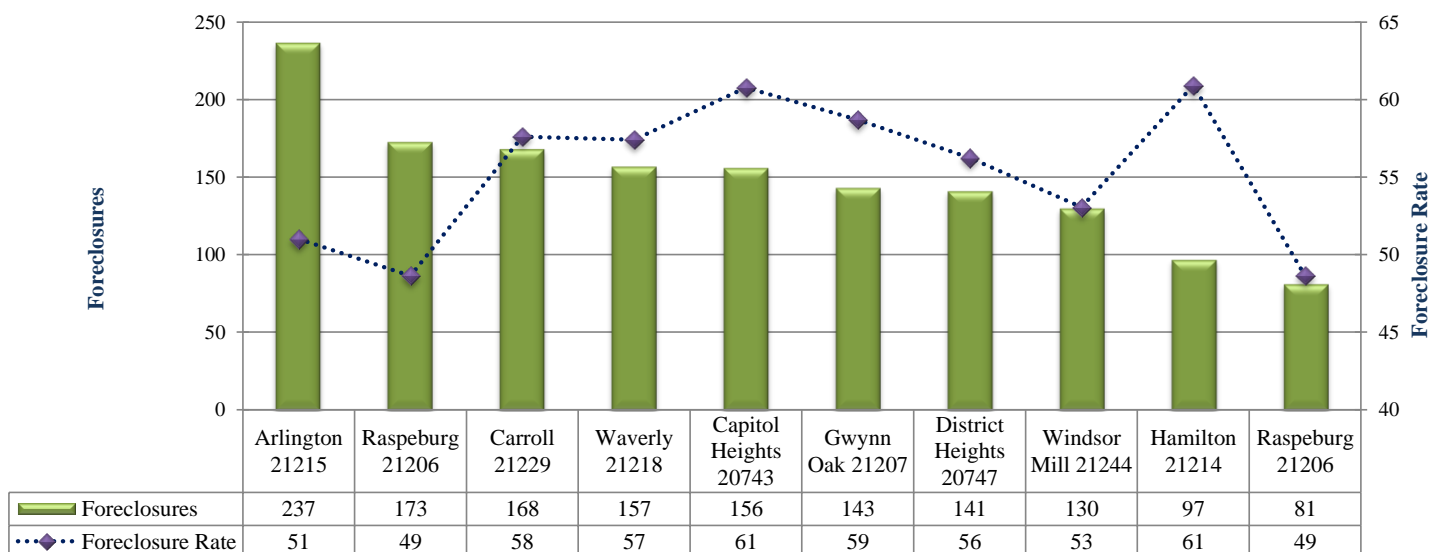
VERY HIGH FORECLOSURE HOT SPOTS

The “very high” group includes jurisdictions that posted foreclosure indices of between 200 and 300. Jurisdictions with a “very high” foreclosure notices recorded 1,898 events in 21 communities, representing 24.9 percent of foreclosures across all *Hot Spots* and 15.7 percent of foreclosures statewide. These communities had an average foreclosure rate of 55 and an average foreclosure index of 224.

Property foreclosures in “very high” foreclosure *Hot Spots* were concentrated in Anne Arundel, Baltimore and Prince George’s counties as well as in Baltimore City (Table 9). The City with 1,041 foreclosures represented 54.8 percent of all foreclosures in the “very high” foreclosure category. The impacted communities in the City posted a weighted average foreclosure rate of one foreclosure per 54 homeowner households and an average foreclosure index of 228.

The top ten communities with the highest foreclosure incidence include Gwynn Oak, Windsor Mill and Raspeburg in Baltimore County; Arlington, Carroll, Hamilton, Raspeburg and Waverly in Baltimore City; Capitol Heights and District Heights in Prince George’s County (Chart 11 and Table 10).

CHART 11
PROPERTY FORECLOSURES IN TOP 10
“VERY HIGH” *HOT SPOTS* JURISDICTIONS
SECOND QUARTER 2015



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 9
VERY HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2015

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	115	6.1%	56	221	6,464
Baltimore	379	20.0%	55	227	20,698
Baltimore City	1,041	54.8%	54	228	56,350
Prince George's	363	19.1%	59	210	21,409
Maryland	1,898	100.0%	55	224	104,921

Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 10
VERY HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	21225	Brooklyn	76	55	227
Anne Arundel	20764	Shady Side	24	58	213
Anne Arundel	21226	Curtis Bay	15	60	207
Baltimore	21207	Gwynn Oak	143	59	211
Baltimore	21244	Windsor Mill	130	53	233
Baltimore	21206	Raspeburg	81	49	254
Baltimore	21229	Carroll	25	58	215
Baltimore City	21215	Arlington	237	51	242
Baltimore City	21206	Raspeburg	173	49	254
Baltimore City	21229	Carroll	168	58	215
Baltimore City	21218	Waverly	157	57	215
Baltimore City	21214	Hamilton	97	61	203
Baltimore City	21205	Clifton East End	64	47	261
Baltimore City	21207	Gwynn Oak	56	59	211
Baltimore City	21225	Brooklyn	46	55	227
Baltimore City	21202	Baltimore	27	54	228
Baltimore City	21226	Curtis Bay	17	60	207
Prince George's	20743	Capitol Heights	156	61	204
Prince George's	20747	District Heights	141	56	220
Prince George's	20613	Brandywine	53	61	202
Prince George's	20623	Cheltenham	13	60	207
All Communities			1,899	55	224

Source: RealtyTrac and DHCD, Housing and Economic Research Office

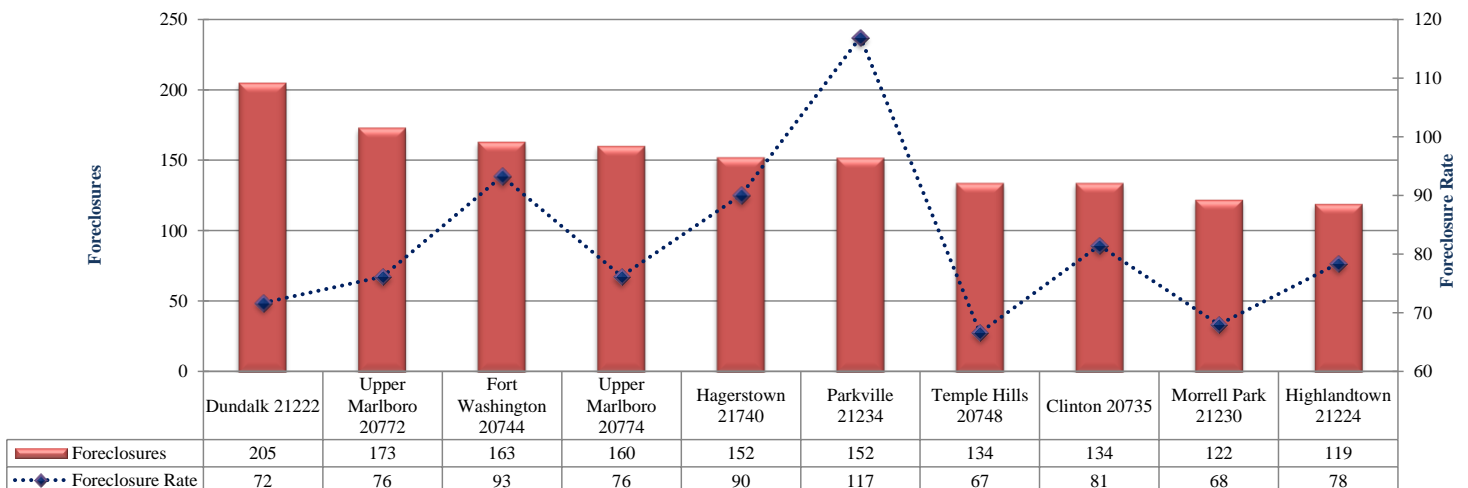
HIGH FORECLOSURE HOT SPOTS

The “high” foreclosure communities posted foreclosure indices that fall between 100 and 200. Maryland jurisdictions with a “high” foreclosure problem recorded a total of 5,120 foreclosures in 81 communities, accounting for 67.1 percent of foreclosures in all *Hot Spots* and 42.4 percent of all foreclosures statewide (Table 11). These jurisdictions recorded an average foreclosure rate of 87 and an average foreclosure index of 143.

Property foreclosures in “high” foreclosure *Hot Spots* were concentrated in 16 jurisdictions including Anne Arundel, Baltimore, Calvert, Caroline, Charles, Dorchester, Frederick, Harford, Montgomery, Prince George’s, Somerset, St. Mary’s, Washington, Wicomico and Worcester counties as well as Baltimore City. Prince George’s County with 1,744 foreclosures, or 34.1 percent of all foreclosure events, represented the largest concentration of properties in this category. The county’s communities recorded an average foreclosure rate of 83 homeowner households per foreclosure and an average foreclosure index of 149.

The top ten communities with the highest foreclosure incidence include Dundalk and Parkville in Baltimore County; Morrell Park and Highlandtown in Baltimore City; Clifton, Fort Washington, Temple Hills and Upper Marlboro in Prince George’s County (Chart 12 and Table 11).

CHART 12
PROPERTY FORECLOSURES IN TOP 10
“HIGH” *Hot Spots* JURISDICTIONS
SECOND QUARTER 2015



Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 11
HIGH FORECLOSURE HOT SPOTS BY JURISDICTION
SECOND QUARTER 2015

Jurisdiction	Foreclosure Events		Average Foreclosure Rate	Average Foreclosure Index	Homeowner Households
	Number	% of Total			
Anne Arundel	342	6.7%	101	122	34,632
Baltimore	1,079	21.1%	90	137	97,057
Baltimore City	587	11.5%	78	159	45,641
Calvert	150	2.9%	83	148	12,510
Caroline	43	0.8%	105	118	4,454
Charles	338	6.6%	76	163	25,693
Dorchester	18	0.4%	96	130	1,719
Frederick	15	0.3%	93	132	1,402
Harford	283	5.5%	97	127	27,491
Montgomery	56	1.1%	115	108	6,454
Prince George's	1,744	34.1%	83	149	144,818
Somerset	49	1.0%	73	168	3,600
St. Mary's	122	2.4%	97	127	11,870
Washington	152	3.0%	90	137	13,686
Wicomico	84	1.6%	109	113	9,193
Worcester	58	1.1%	71	175	4,104
Maryland	5,120	100.0%	87	143	444,325

Source: RealtyTrac and DHCD, Housing and Economic Research Office

TABLE 12
HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Anne Arundel	20714	North Beach	10	62	199
Anne Arundel	21060	Glen Burnie	101	78	158
Anne Arundel	21114	Crofton	58	111	111
Anne Arundel	21061	Glen Burnie	104	112	110
Anne Arundel	21144	Severn	69	116	107
Baltimore	21133	Randallstown	111	68	182
Baltimore	21222	Dundalk	205	72	173
Baltimore	21239	Northwood	25	75	165
Baltimore	21224	Highlandtown	44	78	158
Baltimore	21220	Middle River	119	83	149
Baltimore	21221	Essex	119	84	147
Baltimore	21227	Halethorpe	89	94	132
Baltimore	21117	Owings Mills	119	107	116
Baltimore	21237	Rosedale	64	109	113
Baltimore	21234	Parkville	152	117	106
Baltimore	21212	Govans	33	117	105
Baltimore City	21216	Walbrook	116	63	195
Baltimore City	21230	Morrell Park	122	68	182
Baltimore City	21222	Dundalk	14	72	173
Baltimore City	21239	Northwood	70	75	165
Baltimore City	21231	Patterson	33	76	162
Baltimore City	21224	Highlandtown	119	78	158
Baltimore City	21211	Hampden	50	90	137
Baltimore City	21234	Parkville	16	117	106
Baltimore City	21212	Govans	46	117	105
Calvert	20657	Lusby	92	65	189
Calvert	20676	Port Republic	12	106	117
Calvert	20685	Saint Leonard	19	112	110
Calvert	20732	Chesapeake Beach	27	115	108
Caroline	21655	Preston	18	96	128
Caroline	21639	Greensboro	12	107	115
Caroline	21632	Federalsburg	13	114	108
Charles	20616	Bryans Road	30	62	200
Charles	20602	Waldorf	89	65	190
Charles	20640	Indian Head	38	72	171
Charles	20601	Waldorf	78	76	162
Charles	20603	Waldorf	78	84	148
Charles	20695	White Plains	25	111	111
Dorchester	21643	Hurlock	18	96	130
Frederick	21716	Brunswick	15	93	132
Harford	21040	Edgewood	86	73	169
Harford	21017	Belcamp	20	85	146

TABLE 12
HIGH FORECLOSURE HOT SPOTS BY COMMUNITY
SECOND QUARTER 2015

Jurisdiction	Zip Code	P.O. Name	Foreclosures	Rate	Index
Harford	21001	Aberdeen	60	99	124
Harford	21085	Joppa	45	111	112
Harford	21009	Abingdon	72	120	103
Montgomery	20871	Clarksburg	27	106	117
Montgomery	20872	Damascus	29	123	100
Prince George's	20785	Cheverly	112	63	197
Prince George's	20748	Temple Hills	134	67	186
Prince George's	20710	Bladensburg	12	69	179
Prince George's	20607	Accokeek	40	70	176
Prince George's	20746	Suitland	67	71	173
Prince George's	20721	Mitchellville	115	72	173
Prince George's	20722	Brentwood	17	75	165
Prince George's	20772	Upper Marlboro	173	76	162
Prince George's	20774	Upper Marlboro	160	76	162
Prince George's	20784	Cheverly	70	79	157
Prince George's	20735	Clinton	134	81	152
Prince George's	20707	Laurel	84	83	148
Prince George's	20745	Oxon Hill	54	90	137
Prince George's	20744	Fort Washington	163	93	133
Prince George's	20720	Bowie	66	94	132
Prince George's	20706	Lanham	96	97	128
Prince George's	20716	Mitchellville	62	97	127
Prince George's	20769	Glenn Dale	18	101	122
Prince George's	20708	Laurel	38	103	120
Prince George's	20737	Riverdale	29	108	114
Prince George's	20781	Hyattsville	21	110	112
Prince George's	20705	Beltsville	44	113	110
Prince George's	20770	Greenbelt	36	123	101
Somerset	21817	Crisfield	25	63	197
Somerset	21853	Princess Anne	24	85	146
St. Mary's	20634	Great Mills	18	82	152
St. Mary's	20619	California	31	90	138
St. Mary's	20653	Lexington Park	49	96	129
St. Mary's	20636	Hollywood	24	121	102
Washington	21740	Hagerstown	152	90	137
Wicomico	21826	Fruitland	17	68	181
Wicomico	21849	Parsonsburg	11	101	122
Wicomico	21801	Salisbury	56	123	100
Worcester	21842	Ocean City	58	71	175
<i>All Communities</i>			<i>5,513</i>	<i>91</i>	<i>138</i>

Source: RealtyTrac and DHCD, Housing and Economic Research Office